

TG

SALES & LETTINGS



Clegram Road, Linden, Gloucester
Gloucestershire GL1 5QA

£235,000

- Three Double Bedrooms
- Lounge & Dining Room
- Re-Fitted Kitchen
- Shower Room
- Partially Converted Attic
- Private Rear Garden
- Excellent Location
- Walking Distance to Gloucester Quays

The Property

TG Sales & Lettings are pleased to present this spacious three double bedroom family home located in the popular area of Linden.

The property offers excellent living space and features an entrance hall with Parquet floor, step into a large lounge which is open to the generous Bay fronted, Dining room. A modern Kitchen and enclosed lean to complete the living space.

A modern ground floor bathroom is positioned to the rear of the property.

On the upper floor, you will find three double bedrooms and spacious landing with, benefitting from an additional window to the side. Access to the partially converted attic is via a ladder. This could be converted to offer an additional bedroom, subject to planning and building regs.

Outside, the property features a sizable garden with a patio area and various flower beds. A timber shed with power and lighting is also available.

Additional benefits include side access, UPVC double glazing, and gas central heating throughout.

This property would be an ideal investment or family home.



Directions

SATNAV postcode GL1 5QA

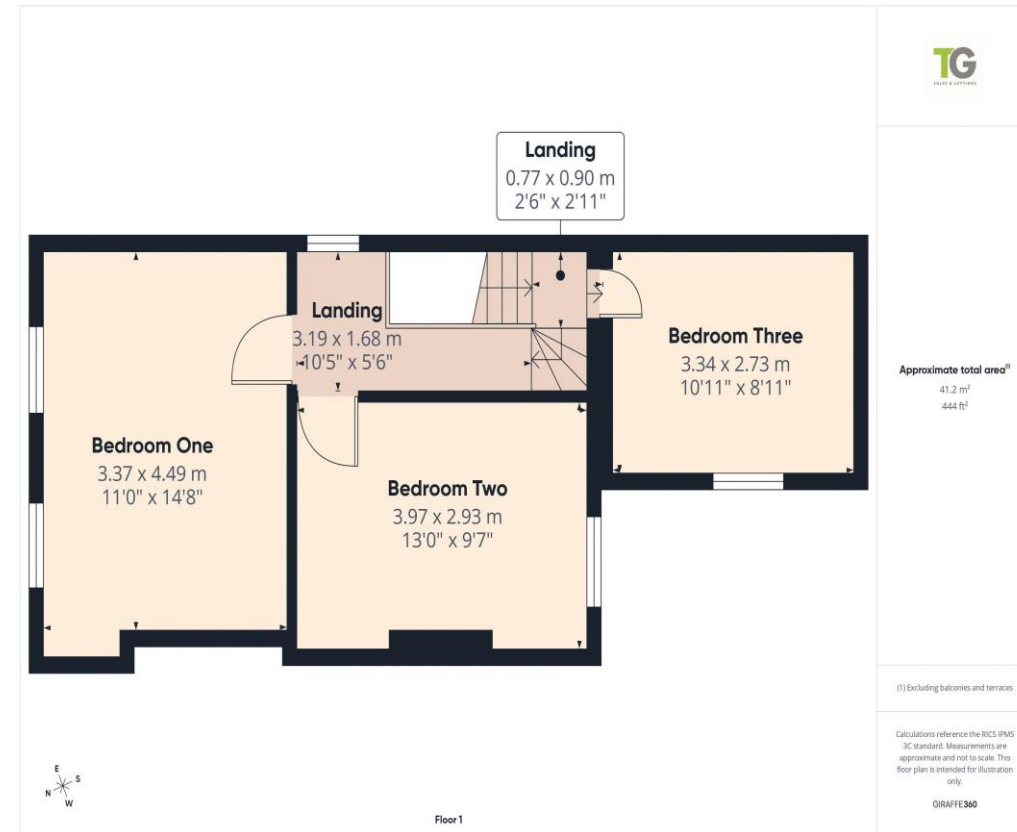
Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





Head Office
 TG Sales & Lettings
 6 Blacksmith Lane
 Churchdown
 Gloucestershire
 GL3 2EU
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.